

For Sale - Office Building



120 Dillon Court – Gray (Washington Co.), Tennessee

Offering Memorandum

CONTACT INFORMATION

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State of Tennessee Real Estate Asset Management

Department of General Services

William R. Snodgrass Tower, 24th Floor

312 Rosa L. Parks Ave. Nashville, TN 37243

Properties will be offered by Sealed Bid at a date and time to be determined. No offers will be accepted until such time as the State of Tennessee has advertised when Sealed Bids are due.

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TERMS OF OFFERING

BID FORM

CONFIDENTIALITY AND DISCLAIMER AGREEMENT

CONFIDENTIALITY - The enclosed information ("Presentation") is provided to you, strictly for **your own personal use** in determining whether to pursue negotiations to acquire certain properties (defined as the "**Property**") in which The State of Tennessee, on behalf of its Agencies (both defined as "**Seller**") own. **Further distribution** of the information contained herein without **prior written permission** from Seller **is strictly prohibited**. If you decide not to pursue an acquisition of the Property, please return this Presentation immediately to Seller.

INFORMATION DEEMED CORRECT, THOUGH NOT WARRANTED - This Presentation contains select information that Seller believes to describe the Property adequately. We do not present this information as being all-inclusive or as containing all pertinent information necessary to a prudent acquisition decision. Interested parties are advised to confirm all facts, figures, and representations contained herein for themselves. **Any prudent buyer should include an independent investigation of this Presentation and the Property.**

INDEPENDENT INVESTIGATION REQUIRED - This Presentation should not be considered an all-inclusive representation of the state of affairs of the Property. The fact that errors, omissions, and changes are possible requires that a prudent buyer MUST independently confirm all information pertinent to the condition and affairs of the Property.

PACKAGE DELIVERED SUBJECT TO PRECEDING CONDITIONS - In accepting this package, you agree to be bound by the conditions and requirements detailed in this Confidentiality And Disclaimer Agreement.

SUMMARY

The State of Tennessee is offering 120 Dillon Court, Gray, Tennessee 37615 for sale pursuant to the Terms of Offering contained herein. This single-story office building contains approximately 12,956 SF and was constructed in 1992. The office building is situated on a 1.28 acre rectangular site with level topography. The property has access along the south side of Dillon Court with 300' of road frontage. The property is further identified as being on Washington County [Tax Map 019, Parcel 048.00](#).

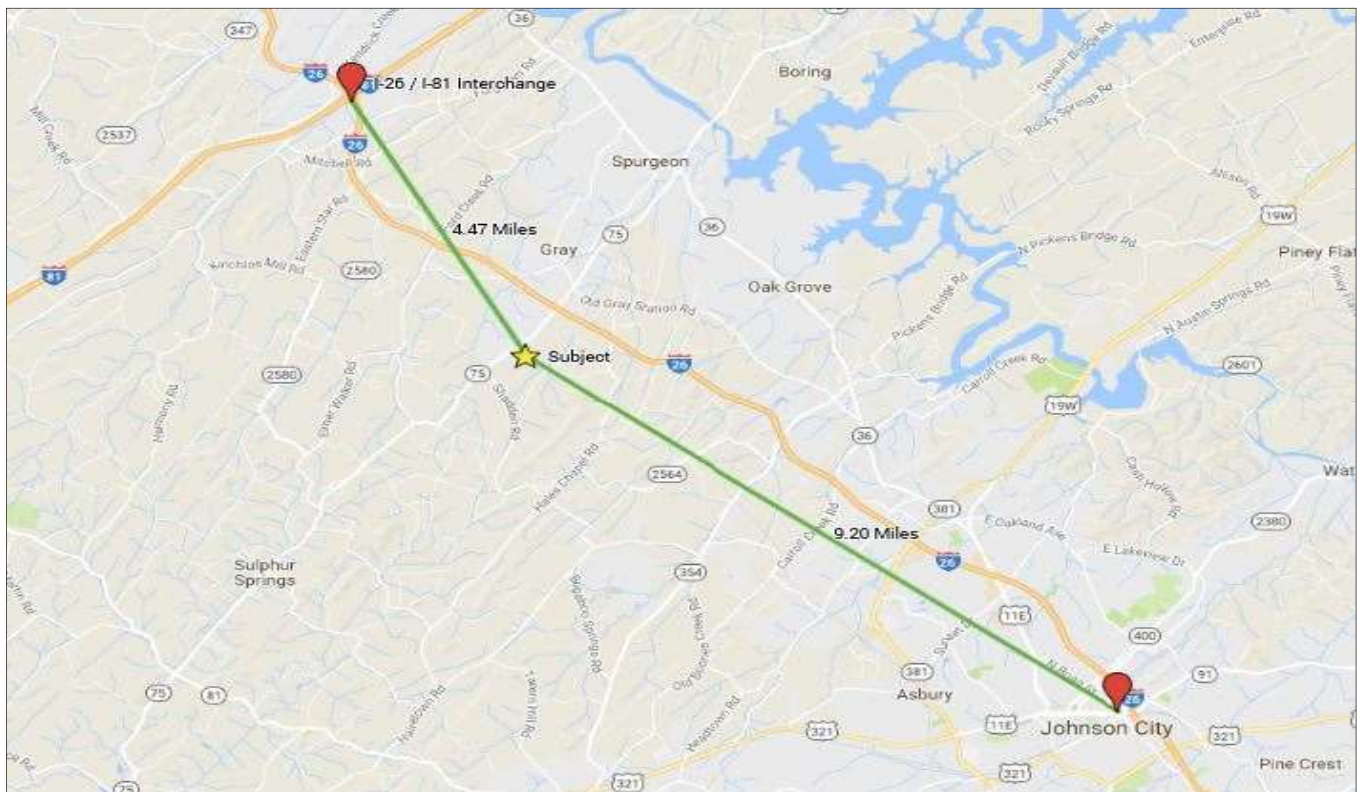
Located within the Gray Industrial Park, the property is within close proximity with other Office, Retail, and Industrial use properties. The area has convenient access to Downtown Johnson City, and major thoroughfares. Its location is less than one mile from Interstate 26 and approximately five miles from the Interstate 81 and Interstate 26 intersection.



The subject property is located in Gray and is currently zoned B-5 for Planned Community Business District. The subject property has a legally conforming use under this zoning ordinance.

According to the Federal Emergency Management Agency (FEMA) Flood Map 47179C, Panel 0063D dated September 29, 2006, the subject property is located in Zone X, which is outside the high-risk flood area.

Utilities available to the subject property include public water, electricity, telephone, gas, sanitary sewer, and all municipal and county services.



PROPERTY INFORMATION

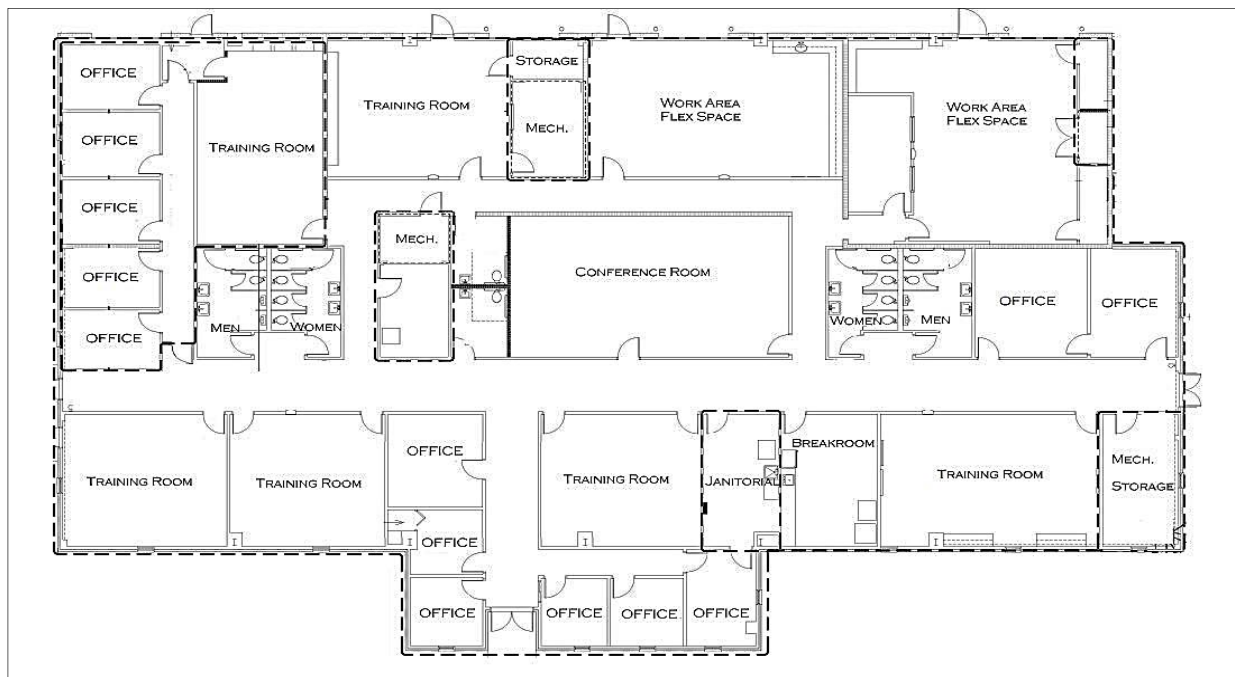
The subject property is a one-story office building that is currently being used as a technical school. It contains a total of 12,956 S.F. and was originally constructed in 1992. The exterior of the building is brick and stucco with aluminum windows and doors. The rear of the building has a slightly sloped aluminum roof with aluminum walls with four bay doors capable of loading and unloading trucks.

The entire building is centrally heated and cooled with sprinkler system throughout. The overall layout of the subject property is small offices with larger rooms that are currently being used as classrooms, but could be used as additional offices, training rooms, conference rooms, or work areas. There are two men's and two women's restrooms.

There is paved asphalt parking consisting of 90 parking spots, including 4 handicap accessible spots. There are also security cameras along the interior and exterior of the building. Utilities available to the subject property include public water, electricity, telephone, gas, sanitary sewer, and all municipal and county services.

Exterior Description		Interior Description	
Exterior Siding	Brick with EIFS, Aluminium (Rear)	Ceiling Finish	Drop Down Acoustic Tile
Roof Covering	EPDM Membrane, Aluminium (Rear)	Wall Finish	Painted Drywall
Windows	Aluminium	Doors	Solid Core Wood
Doors	Aluminium with Single Light Glass	Floor Covering	Commerical Grade Vinyl Tile

Building Sketch



PHOTOGRAPHS



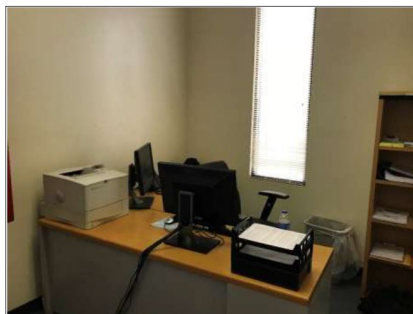
Training Room



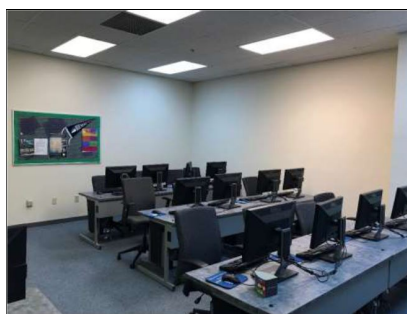
Break Room



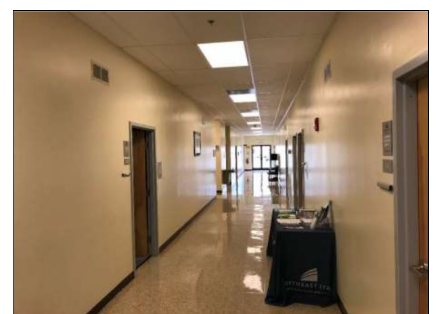
Work Area / Flex Space



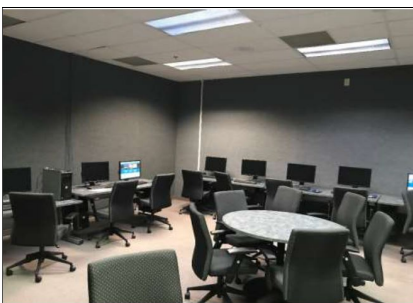
Typical Office



Classroom



Hallway



Training Room



Typical Office



Work Area / Flex Space

MARKET AREA OVERVIEW

Two major concentrations of retail and commercial uses have developed within Johnson City in recent years. Primary development has occurred in the north sector along Market Street continuing along Highway 11E, which leads from downtown Johnson City to connect with Interstate 26 and direct routes to Kingsport and Bristol. Commercial properties in this area include Sam's Club, Home Depot, Best Buy, Wal-Mart, PetSmart, numerous other full service and fast food restaurants, gas stations and scattered office uses.

The second area of commercial concentration is clustered around the southern area of Johnson City along US Highway 321 extending east to Interstate 26. Most of the commercial development is clustered near Interstate 26 to the south of the subject. Commercial properties in this area include Walgreens, Food City, Advance Auto Parts, Comfort Inn, Citizen Bank, BB&T Bank, Burger King, Arby's, Little Caesars and other fast food restaurants and gas stations.

Washington County is serviced by the CSX Transportation System and Norfolk Southern Railroad. There are seventeen motor freight companies servicing Washington County with five terminal truck facilities. The nearest airport is the Tri-Cities Regional Airport located 15 miles outside the city of Johnson City with 66 flights daily. The nearest navigable river port is located 90 miles southwest in Knoxville. The Johnson City Power Board and Elizabethton Electric System distribute the electrical power generated by the Tennessee Valley Authority throughout Washington County. Water service in the area is distributed by the Johnson City Water Department. Local telephone service is provided by Sprint United Telephone.

Local Market Demographics			
Line Item	One Mile	Three Miles	Five Miles
Population	1,249	12,201	34,064
Income:			
Average HH	\$ 74,007	\$ 6,200	\$ 74,308
Median HH	\$ 59,778	\$ 55,346	\$ 57,576
Households	496	4,978	13,939
Avg. Household Size	2.5	2.4	2.4
Owner Occupied	83%	77%	77%
Renter Occupied	17%	23%	23%
Median Age	40.1	40	10.8
Median Home Value	\$ 187,134	\$ 176,668	\$ 181,274

The immediate area surrounding the subject property is mainly industrial offices and industrial retail. Grand Home Furnishings Warehouse and Aramark Uniform Services are located access Dillon Court from the subject property. The Gift Box is a retail store located at the corner of Suncrest Drive and Dillon Court just northwest of the subject property. There is a Ryder Truck rental located north of the subject property near the Interstate 26 ramp and a large manufacturing facility located at the Suncrest Drive and Interstate 26 exit.

TERMS OF OFFERING

ALL CASH - "AS IS"

The State of Tennessee requests sealed bids for the purchase of the Real Estate located at 120 Dillon Court, Gray, Washington County, Tennessee 37615. The property is further identified as the following Washington County Tax Parcel: 019-048.00

NO MINIMUM BID

The State will accept sealed bids until **1:30 p.m. Central Time on To Be Determined**. The State reserves the right to reject any and all bids. Please contact us (or visit our website) for bid package and additional information.

BID PROCEDURE

METHOD: Sale is to be by the sealed bid method. The State reserves the right to refuse or reject any or all bids.

OPENING: Sealed bids will be opened **To Be Determined at 1:30 p.m.** (Central Time) at the State of Tennessee Real Estate Asset Management office in Nashville, Tennessee. Bids must be received by Real Estate Asset Management no later than the opening time and date. Late bids will be returned unopened.

FORMAT: The bid must state the amount of the bid and identify the party or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

BID ENCLOSED: TR # 17-06-006
BID OPENING TIME: 1:30 PM CT
BID OPENING DATE: To Be Determined

SECURITY DEPOSIT: The bid must include a security deposit by cashier's check, in the amount of five (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants within three weeks.

AWARD OF BID: Bids will be either accepted or rejected within forty-five (45) days from the bid opening date.

TERMS OF SALE: The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.

FORWARD BIDS TO:

State of Tennessee Real Estate Asset Management
312 Rosa L Parks Ave, 24th Floor
Nashville, TN 37243-0299
Attn: Mr. Chad Carmichael

PROPERTY CONDITION DISCLOSURE

All information is provided so that interested parties may make informed decisions regarding this property. Accuracy is not guaranteed and it is not intended to be all inclusive. This is not a warranty or a substitute for any professional inspections or warranties that purchasers may wish to obtain. Purchasers agree to accept the property "as is."

STATE OF TENNESSEE TR. # 17-06-006

+/- 1.28 AC with Improvements
120 Dillon Court
Gray, TN 37615

BID FORM

I, _____, submit a bid of
\$ _____, for 120 Dillon Ct. Gray, TN 37615 being the
same property identified by the proposal information for STREAM Transaction Number
17-06-006.

Enclosed is a cashier's check payable to the **State of Tennessee** in the amount of
\$ _____ which constitutes the required bid deposit of five (5) percent of my
total bid. The balance to be paid upon notification by the State of Tennessee that the
deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

Please provide below the exact name of the Grantee(s) and the address for notification of
property taxes to be used if you are the successful bidder.

Grantee(s) Name

Grantee(s) Address

City / State / Zip Code

Phone Number

E-Mail